

TOWN AND COUNTRY PLANNING DEPARTMENT

The 3rd September, 1971

No. 9247-VDP-71/3777.—In exercise of the powers conferred by sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the Development Plan along with the restrictions and conditions proposed to be made applicable to the controlled area covered by it (given in Annexures 'A' and 'B' to the Development Plan), at Jind approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

2. Notice is hereby given that the draft of the plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the official Gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning, Haryana, Sector 18, Chandigarh, from any person in writing in respect of such plan, before the expiry of the period of so specified.

(1) Drawing No. DTP(H)484/68.

(2) Drawing No. DTP(H)728/70.

ANNEXURE 'A'

ANNEXURE 'B'

ANNEXURE 'A'

EXPLANATORY NOTE ON THE DEVELOPMENT FOR THE CONTROLLED AREA AT JIND

Introduction.—With the Government decision to locate the District Head-quarters in Jind, it was felt necessary to develop a proper civil station with residential accommodation to cater to the needs of various offices and its employees. In order to channelise the growth of the town and to cater to the anticipated urban needs in a coordinated manner, the area around the Municipal limits was declared as controlled area,—vide Government Notification No. 100-VIIDP 68/73, dated 5th January, 1968 published in the Haryana Government Gazette of 23rd January, 1968.

2. The population of Jind town according to 1961 census was 24,216 whereas in 1951 it had a population of 19,450. The present population as per census is 38,151. The rise in population between 1951 and 1961 was slow as compared to that in the current decade. The main factor for a sudden rise of population after 1961 is that it has been formed as a District Headquarters.

3. The town is centrally located and is well connected with transport net work with the whole of the State. It is a Railway junction on Delhi-Ferozepore main line and Jind-Panipat line, both being broad-gauge lines. It is situated on Patiala Narwana, Rohtak State Highway and it is also well connected towards south with other important towns like Hansi and Hissar.

4. At present the town does not have any Industries, worth the name except for some light and service industries. A milk plant has, however, been commissioned recently on the south of Ferozepore Railway line along the Hansi Road.

EXISTING LAND USES

The existing land use indicates the presence of two dominant urban nuclei, one on the east consisting of Jind town, the Railway station on the Panipat Railway line and the other nucleus consists of development around Patiala Chowk, the main Railway junction milk plant etc.

The original decision to locate the Civil Station along the Patiala Chowk had to be revised because the water table in this area was reported to be high. It has now been decided by the Government to locate the Civil Station on Jind-Gohana Road for which an area measuring approximately 137 acres was notified u/s 4 of the Land Acquisition Act 1894 for acquisition. Some construction work is already in progress on the site.

In spite of the factors mentioned above, the area around Patiala Chowk continues to be potential for development and a lot of building activities are noticed in its vicinity. It has also been decided to establish a commercial urban estate along the Jind-Karnal road near Patiala Chowk and a residential urban estate on the west of the Jind

Narwana road. Another residential estate has been decided to be located on the north of Jind-Gohana Road in order to meet the growing needs of the rapidly increasing population.

Proposals.—The projected population for Jind Town has been assumed as 80,000 persons by 1991 for which development Plan has been prepared which also takes into account the decision taken like location of Civil Station, Residential and Commercial Urban Estates etc.

The extent of the major land uses are as follows:

	Acres
(1) Residential	1485
(2) City and District Centres	75
(3) Civil Station	137
(4) Industries (Light-cum-Medium Industry)	440
(5) Wholesale Marketing, Warehousing	110
(6) Educational	40
(7) Recreational (Town Park and Green belt)	300
(8) Major road communication net work	300
(9) Railway land	100

RESIDENTIAL USE

The development plan has proposed an area of 1485 acres inclusive of ancillary and allied facilities like community centres Schools, Shopping etc. for residential areas. The average residential density will be about 40 persons per acre. This will vary from 30 persons per acre to 60 persons per acre except in case of residential area to the south west between the proposed ring road and Delhi-Ferozepore railway line which has been designated as high density area for industrial workers where the density will be 100 persons per acre. Most of the residential use has been restricted to north of the two railway line, i.e. Delhi-Ferozepore and Jind-Panipat Railway line. The whole of this area has been divided into 14 residential sectors.

Industrial Use.—The area designated for industrial use covers about 440 acres. At an average density of 25 workers to an acre this will be sufficient for about 11,000 workers. The light and medium industrial zone has been proposed to be located on the south-west of Delhi-Ferozepore line, keeping in view the wind direction etc. Alongwith the industrial zone, the warehousing and wholesale marketing zone covering about 60 acres has been proposed.

CIVIL STATION, POLICE LINE AND CENTRAL JAIL

An area of 237 acres has been earmarked on the eastern side of the town between Jind- Panipat Railway line and Gohana Road in order to house the administration and other like public function of district headquarters.

City Centres and District Centres.—An area of 60 acres has been reserved on the northern side of the existing town adjacent to the main road. In addition a district centre covering an area of 15 acres has also been provided which will serve the needs of the town. This will be in addition to neighbourhood shopping centre to be provided in each sector.

MAJOR ROAD SYSTEM

The major road system is a compromise between the Grid Iron Pattern and Spider Web pattern and it provides for following type of roads with their land reservations as below:—

VI-Outer ring road	.. 65 metres
VI-A Narwana-Jind Road, Jind-Gohana Road, Jind-Rohtak Road, Karnal-Jind-Hansi Road	.. Existing width
V3. Peripheral roads around sectors	.. Each 32 metres

(Access from these roads will only be allowed at specified and controlled points).

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In order to properly connect the areas on the southern and south-eastern side of the railway line with that of the northern side, over-bridges at the following points will need to be provided :

- (a) Karnal-Hansi road and Delhi Ferozepore Railway line.
- (b) Proposed outer-ring road and Delhi-Ferozepore Railway line.
- (c) Proposed outer-ring road and Pantipat-Jind Railway line.

RURAL ZONE

A sizable area has been reserved as a rural zone. This zone will, however, not eliminate the essential building development within this area, such as the extension of existing villages contiguous to abadi Deh, if undertaken under a project approved or sponsored by Government, and other ancillary and allied facilities necessary for the maintenance and improvement of this as a rural area.

Zoning Regulations.—The legal sanctity to the proposal regarding land use is being given effect to by a set of zoning regulations which form part of this Development Plan. These regulations will govern the change of land use and standards of development. They also very elaborately detail out allied and ancillary uses which will be permitted in the various major land uses and stipulate that all change of use and development shall be in accordance with the details shown in the sector plans thereby ensuring the preparation of detailed sector plans for each sector to guide the development and enforce proper control.

ANNEXURE 'B'

ZONING REGULATIONS

Uses and Development of Land in the Controlled Area Jind as shown in the Drawing No. DTP (H)728/70.

General :

- (1) These regulations forming part of the Development Plan for the controlled area around Jind, shall be called zoning regulations of the Development Plan for the controlled area.
- (2) The requirements of these regulations shall extend to the whole of the area covered by the development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Regulation of Unregulated Development Act, 1963, and the rules framed thereunder.

Definitions :

- (a) "Approved" means approved under the rules.
- (b) "Building Rules" means rules contained in part VII of the rules.
- (c) "Drawing" means Drawing No. DTP(H)728/70.
- (d) "Floor area ratio (F.A.R.)" means the ratio expressed in percentage, between the total floor area of the building on all floors and the total area of the site.
- (e) "Group housing" means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities.
- (f) "Light Industry" means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power.
- (g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated waters, atta chakies with power, laundry, dry-cleaning and dyeing, repair and service of automobile scooters and cycles, repair of household utensils, shoe-making and repairing, fuel depots, etc.
- (h) "Material Date" means 5th Jan., 68 on which date the land within the controlled area was notified vide HARYANA GOVERNMENT GAZETTE Notification No. 100-VIIDP-68/73, dated 5th January, 1968 appearing in the HARYANA GOVERNMENT GAZETTE of January 23, 1968.
- (i) "Medium Industry" means all industries other than light industries and local service industry and not emitting obnoxious or injurious fumes and odours.

- (j) "Non-conforming use" in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Development Plan.
- (k) "Public utility buildings" means any building required for running of public utility service such as water-supply, drainage, electricity, post and telegraph and transport and for any municipal services including a fire station.
- (l) "Rules" means the Pb. Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.
- (m) "Sector Density" and "Colony Density" shall mean the number of persons per acre in sector area or colony area as the case may be.

Explanation.—(i) In this definition the 'Sector Area' of 'Colony area' shall mean the area of the sector or of colony as bounded within the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of a colony excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be.

- (ii) For the purpose of calculation of sector density or colony density, it shall be assumed that 50 % of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain two dwelling units each with a population of 4-5 persons per dwelling unit or 9 persons per building plot. In the case of shop-cum-residential plot, however, one family unit shall be assumed.
- (n) "Site coverage" means the ratio expressed in percentage between the area covered by the ground floor of a building and the area of the site.
- (o) The terms "Act", "Colony", "Coloniser", "Development Plan", "Sector and Sector Plan" shall have the same meaning as assigned to them in Pb. Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.
- (p) In the case of doubt, any other term shall have the same meaning as assigned to it in the Pb. Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

3. **Major Land Uses/Zones.**—For purpose of these regulations, the several parts of the controlled area, indicated on the drawing, shall be reserved for the following major land uses and to be designated as such:—

- (i) Residential Zone.
- (ii) Civic-cum-Commercial and Business Centre.
- (iii) Civil Station Zone.
- (iv) Industrial Zone (Light-cum-medium industry).
- (v) Wholesale marketing and Warehousing.
- (vi) Educational Zone.
- (vii) Recreational Zone.
- (viii) Area under major roads.
- (ix) Rural Zone.

4. **Division into Sectors.**—Major land uses mentioned at serial Nos. (i) to (vi) in regulation 3 above which are land uses for building purposes, have been divided into sectors as shown on the drawing. Main, ancillary and allied uses which subject to other requirements of these regulations and of the rules, may be permitted in the respective major land use zone, are listed in Appendix 'A', subjoined to these regulations.

5. **Sector not ripe for development.**—Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any change in their land use or allow construction of buildings thereon, from considerations of compact and economical development of the Controlled Area till such

time as availability of water-supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.

6. **Sector to be Developed Exclusively through Government Enterprise etc.**—(i) Change of land use and development in sectors meant for civil station and general business and commercial shall be taken only exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

(ii) Notwithstanding the provision of clause (i) above, the Government may reserve at any time, any other sector for development exclusively by it or by the agencies mentioned above.

7. **Land Reservation for Major Roads.**—Land reservation for major roads shall be as under—

- | | |
|--|-------------------|
| (i) Major road indicated as V-1 on Drawing | .. 65 metres |
| (ii) Major roads marked as V-1A on Drawing | .. Existing width |
| (iii) Major roads marked as V-3 on the Drawing (roads along the boundaries of sectors) | .. 32 metres |

Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies.

BUILDING RESTRICTIONS

8. **The Development to conform to sector plan and zoning plan.**—Except as provided in regulation 9 no land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan in which the land is situated.

9. **Industrial Non-conforming use.**—With regard to the existing industries shown in zones other than industrial zones in the development Plan, such industrial-cum-conforming uses shall be allowed to continue provided that the owner of the industry concerned—

- undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of this site as and when called upon by the Director to do so in this behalf; and
- during the interim period makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director.

10. **Discontinuance of Non-conforming uses.**—(i) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be reused or re-developed only according to the conforming use.

(ii) In a non-conforming use building is damaged to the extent of 50 per cent or more of its re-production value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be redeveloped only for conforming use.

11. **Density, size and distribution of plots.**—(i) Every residential sector shall be developed to the sector density prescribed for it, subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.

(ii) In the case of a residential colony allowed under regulation 16, the colony density of the colony area shall not exceed the limits as laid down below —

- | | |
|--------------------------------|-------|
| For area up to 250 acres | .. 60 |
| For area larger than 250 acres | .. 45 |

12. **Individual sites to Form part of Approved Layouts.**—No permission for erection or re-erection of building on a plot shall be given unless —

- The plot forms a part of an approved colony or the plot is such for which relaxation has been granted as provided in regulation 16 below.
- The plot is accessible through a road laid out and constructed up to the situation of the plot to the satisfaction of the Director.

13. **Site coverage and height of building in various uses.**—Site coverage and height up to which buildings may be erected within independent residential and industrial plots shall be according to the provisions

contained in chapter VII of the Rules. In the case of other categories and maximum site coverage and the floor area ration shall, subject to architectural control, as may be imposed under Regulation 15, be as under :—

Type of use	Maximum coverage on ground floor	Maximum floor area ration
(i) Group Housing	.. 33½ per cent	150 per cent
(ii) Government Offices	.. 25 per cent (Including parking and garrages).	150 per cent
(iii) Commercial plots within Central business zone	50 per cent if air conditioning is not done and 75 per cent if done	150 per cent
(iv) Commercial plots within neighbourhood shopping centres	.. 50 per cent	125 per cent
(v) Warehousing	.. 75 per cent	150 per cent

14. **Building lines in front side and rear.**—This shall not be provided in accordance with rules 52 and 53.

15. **Architectural Control.**—Every building shall conform to architectural control wherever and if any specified in the architectural control sheets prepared under rule 50.

16. **Relaxations.**—In the case of any land lying in Rural Zone, Government may relax the provisions of this development plan;

(a) For use and development of the land into a residential or industrial colony, provided the colonizer had purchased the land for the said use and development prior to the material date and the colonizer secures permission for this purpose as per rules.

(b) For use of land as an individual industrial site (as distinct from an industrial colony) provided that ;

(i) The land was purchased prior to the material date,

(ii) The Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone.

(iii) The owner of the land undertakes to pay to the Director as determined by him the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent.

(iv) The owner of the land secures permission for building as required under the rules.

Explanation.—The word "purchase" in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreement to purchase etc.

17. **Provision of Farm House outside Abadi Deh in Rural Zone**—A farm house in rural zone outside Abadi Deh of village may be allowed where the agricultural land attached, exceeds 0—4 hectare and on the following conditions :—

Size of farm	Maximum coverage of farm house	Maximum height and storey
0.4 to 1.2 hectares	.. 45 sq. meters	Single storey 6 metres
above 1.2 hectares	.. 135 sq. metres	Ditto

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Minimum set-back for dwelling which shall be :—

- (a) 15 M from any boundary line of property.
- (b) 30 M from any village road.
- (c) 60 M from any state road connecting the town.
- (d) 300 M from any National Highway and scheduled roads.
- (e) 400 M from any by-pass.

RELAXATION OF DEVELOPMENT PLAN

Government in case of hardship or with a view to save any structure constructed before the material e, relax any of the provisions of the development plan on principles of equity and justice, on payment of h development charges and on such conditions as it may deem fit to impose.

APPENDIX 'A'

RESIDENTIAL ZONE

- (i) Residences
- (ii) Boarding House
- (iii) Social Community, religious and recreative buildings
- (iv) Public utility buildings
- (v) Educational buildings all types of schools and where necessary colleges
- (vi) Health institutions
- (vii) Retail shops and restaurants.
- (viii) Commercial and professional offices
- (ix) Cinemas
- (x) Local service industries
- (xi) Petrol filling stations and service garages
- (xii) Bus stands and bus stops
- (xiii) Tonga, taxi, scooter and rickshaw stands
- (xiv) Any other need ancillary to residential
- (xv) Nurseries, green houses

As required for the local needs of major use and at sites earmarked for them in the sector plan or in the approved layout plans of the colonies

LIGHT AND MEDIUM INDUSTRY ZONE

- (i) Light and Medium industry
- (ii) Local Service industry
- (iii) Warehousing and storage
- (iv) Public utility buildings, community recreative and social buildings, retail shops
- (v) Parking, loading and unloading areas
- (iv) Bus stops, taxi, tonga and rickshaw stands
- (vii) Petrol filling stations and service garages

As required for the local need of the area and as per sites shown on the sector plans and or on the approved plan of the colony.

CIVIL-CUM-COMMERCIAL AND BUSINESS CENTRES

- (i) Retail shops
- (ii) Restaurants and entertainment places including cinemas and theatres
- (iii) Business and professional offices
- (iv) Residences on the first and higher floors
- (v) Warehousing and covered storage
- (vi) Local service Industry
- (vii) Civic, cultural, social and community
- (viii) Local and Government offices
- (ix) Public utility buildings
- (x) Petrol filling stations and service garages
- (xi) Loading and unloading yards
- (xii) Parking spaces, bus stops, taxi, tonga and rickshaw stands
- (xiii) Fish and fruit and other wholesale markets
- (xiv) Any other use which Government in the Public interest may decide

As per sites shown on the sector plans and zoning plans.

EDUCATIONAL ZONE

Colleges or major educational institutions required for the town as a whole including all necessary incidental to such buildings set up by the Government or a Government undertaking or a public authority or semi-public organisation approved by the Government.

WHOLESALE MARKETING AND WAREHOUSING ZONE

- (i) Wholesale markets, wholesale and retail shops and storages
- (ii) Business offices and restaurants
- (iii) Residence if located in the first or higher floors
- (iv) Public utility buildings
- (v) All accessory uses clearly incidental to above use including petrol filling station, service garages, trucks stands etc.

As per sites shown on the sector plans and zoning plans

USES STRICTLY PROHIBITED

Storage of petroleum and other inflammable material.

RECREATIONAL ZONE

- (i) Parks and playgrounds, open air theatres and buildings ancillary thereto including dwelling for watch and ward staff.
- (ii) Parking areas.
- (iii) Restaurants, shops for eatables in the area as i.e. parks at approved places.
- (iv) Public utility buildings.
- (v) Agricultural and horticultural at approved places and for approved periods.

RAILWAY RESERVATION

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All requirements of the Railway Department.

RURAL ZONE

- (i) Agricultural, horticultural, dairy and poultry farming
- (ii) Expansion of existing villages contiguous to Abadi Deh, if undertaken under a project approved or sponsored by the Central or State Government
- (iii) Milk chilling stations and pasteurization plants
- iv) Bus and railway stations
- (v) Airports with necessary buildings
- (vi) Wireless
- (vii) Weather stations
- (viii) Land drainage, irrigation and hydro-electric Works
- (ix) Hydro-electric transmission lines and poles
- (x) Cremation and burial grounds

As approved by the Director

- (xi) Mining and extractive operations including lime and brick kilns, stone quarries and crushing subject to rules and at a approved sites provided that none of these operations are sited within 1,000 feet of the edge of any Nation, State or District Highway.

- (xii) Petrol filling stations.

- (xiii) Any other use which Government may in public interest decide

M. L. BATRA,

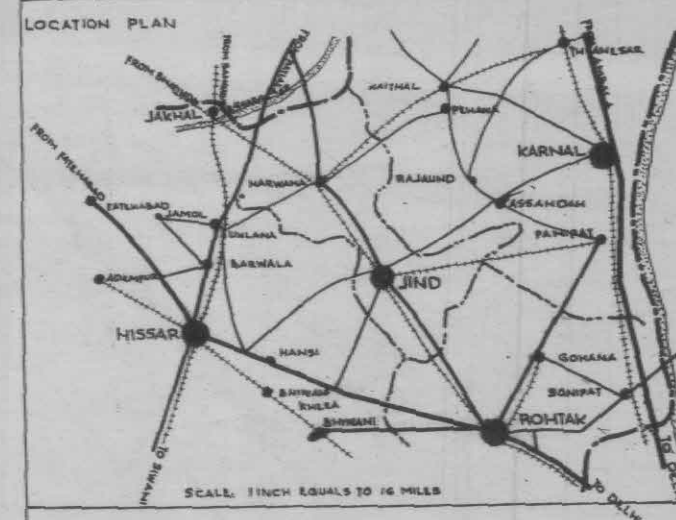
Financial Commissioner, Revenue and Secy.

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J I N D

CONTROLLED AREA

EXISTING LAND USE



REFERENCES.

- 1 CONTROLLED AREA BOUNDARY.
- 2 MUNICIPAL BOUNDARY.
- 3 EXISTING VILLAGES.
- 4 EXISTING BUILDINGS.
- 5 METALLED ROADS.
- 6 KATCHA RASTA.
- 7 TRAILWAY LINE.
- 8 GREEN ORCHARDS.
- 9 STUBWELLS AND WELLS.
- 10 SCHOOLS (PRIMARY).
- 11 TEMPLES.
- 12 PONDS.
- 13 MOUNDS.
- 14 RECLAMATION GROUNDS.
- 15 WATER COURSES.
- 16 DEPRESSION.
- 17 CANAL AND DISTRIBUTARY.
- 18 KILN.
- 19 EXTENDED BOUNDARY OF CONTROLLED AREA.

SCALE. 1" = 1320'



TOWN AND COUNTRY PLANNING ORGANISATION HARYANA

OFFICE OF THE DIVISIONAL TOWN PLANNER HISSAR DIVISION HISSAR

DRG. NO. D.T.RHD 484/68

SD. R. S. MANN
DIRECTOR, T. & C. PLANNING
HARYANA

DRAWN BY: ARAMEL
CHECKED: 7/85

SD. D. N. JUKIJA
DIVISIONAL TOWN PLANNER
HISSAR

SD. J. N. JUKIJA
SENIOR TOWN PLANNER
CHANDIGARH

J I N D

EXISTING POPULATION 1970-40000 AM
PROPOSED POPULATION 1980-60000

LEGEND.

EXISTING FEATURES.

BOUNDARY OF THE CONTROLLED AREA
MUNICIPAL BOUNDARY
AREA WITHIN MUNICIPAL BOUNDARY
ROADS
DEFENSE STRIPS
CHALK & SUBSTANTIAL
VILLAGES
RAILWAY STATION - MOUNT LINE

PROPOSALS.

RESIDENTIAL.

RESIDENTIAL SECTOR
PROPOSED DENSITY

CIVIL STATION.

POLICE LINE & CENTRAL JAIL.

INDUSTRIAL.

LIGHT OR MEDIUM INDUSTRY
CIVIC CUM COMMERCIAL &
BUSINESS CENTRE

ART CENTRE
DISTRICT CENTRE
WHOLESALE MARKETING &
WARE HOUSING

EDUCATION.

MAJOR INSTITUTIONS

RECREATION

TOWN PARK & GREEN BELT

COMMUNICATION

RAILWAY STATION

RAILWAY STATION

RURAL ZONE

DEVELOPMENT PLAN FOR THE CONTROLLED AREA AT JIND

SCALE: 1:50,000
1:50,000

DEPTT. OF TOWN & COUNTRY
PLANNING HARYANA

OFFICE OF THE DIVISIONAL TOWN PLANNER
HARYANA DIVISION - JIND
DNG NO. 517/01/1970 19.7.70